

United States Bankruptcy Court
Northern District of Ohio

In re:
Richard M. Osborne
Debtor

Case No. 17-17361-aih
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0647-1

User: mgaug
Form ID: pdf801

Page 1 of 2
Total Noticed: 13

Date Rcvd: Jun 04, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 06, 2018.

db +Richard M. Osborne, 7265 Markell Road, Waite Hill, OH 44094-9312
aty +Gregory M. Dennin, Dennin & Dennin, 2745 Main Street, Lake Placid, NY 12946-3559
cr +CSX Transportation, Inc., c/o McGuireWoods LLP, 50 N. Laura Street, Suite 3300,
Jacksonville, FL 32202-3661
cr +Chicago Title Insurance Company, 2533 North 117th Avenue, Omaha, NE 68164-3679
cr Citizens Bank, N.A., c/o Michael S. Tucker, Esq., 1660 West 2nd Street, Suite 1100,
Cleveland, OH 44113-1448
cr +Estate of Jerome T. Osborne, c/o Kirk W. Roessler, Esq., 1301 East Ninth Street Suite 3500,
Cleveland, OH 44114-1838
cr +First National Bank of Pennsylvania, c/o Buckingham, Doolittle & Burroughs,
1375 East 9th Street Suite 1700, Cleveland, OH 44114-1790
+Lake County Title, LLC, Attn: Thomas R. Flenner, President, 306 High Street,
Fairport Harbor, OH 44077-5829
intp +Lakeland Community College, c/o Alison L. Archer, Assistant Attorney General,
615 W. Superior Ave., 11th Floor, Cleveland, OH 44113-1899
cr +Michael E. Osborne, Sr., 7670 Tyler Blvd., Mentor, OH 44060-4853
cr +Ohio Department of Taxation, c/o William C. Huffman, 24441 Detroit Road, Suite 300,
Westlake, OH 44145-1543
cr +The Huntington National Bank, c/o Timothy P. Palmer, Esq., Buchanan Ingersoll & Rooney PC,
One Oxford Centre 20th floor, Pittsburgh, PA 15219-1400

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
intp +E-mail/Text: ecf@buckleyking.com Jun 04 2018 22:00:25 Zachary B Burkons,
c/o Buckley King LPA, 600 Superior Ave., Suite 1400, Cleveland, OH 44114-2693
TOTAL: 1

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

cr Bank of America, N.A.
cr Mentor Lumber & Supply Co.
cr Tax Ease Ohio, LLC
* +Richard M. Osborne, 7265 Markell Rd, Waite Hill, OH 44094-9312

TOTALS: 3, * 1, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 06, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 4, 2018 at the address(es) listed below:

Adam S. Baker on behalf of Creditor Michael E. Osborne, Sr. abakerlaw@sbcglobal.net,
adam@bakerlaw.us; abakerlaw@gmail.com
Alison L. Archer on behalf of Interested Party Lakeland Community College
alison.archer@ohioattorneygeneral.gov,
Trish.Lazich@ohioattorneygeneral.gov; angelique.dennis-noland@ohioattorneygeneral.gov
Andrew M. Tomko on behalf of Creditor Tax Ease Ohio, LLC atomko@sandhu-law.com,
bklnotice@sandhu-law.com
Austin B. Barnes, III on behalf of Creditor Tax Ease Ohio, LLC abarnes@sandhu-law.com,
bklnotice@sandhu-law.com
Christopher J. Klym on behalf of Creditor Ohio Department of Taxation bk@hkhkwlaw.com
David T. Brady on behalf of Creditor Tax Ease Ohio, LLC DBrady@Sandhu-Law.com,
bklnotice@sandhu-law.com
Frederic P. Schwieg on behalf of Debtor Richard M. Osborne fschwieg@schwieglaw.com
Gregory P. Amend on behalf of Creditor First National Bank of Pennsylvania gamend@bdblawn.com,
grichards@bdblawn.com
Jeffrey C. Toole on behalf of Interested Party Zachary B Burkons toole@buckleyking.com,
young@buckleyking.com; heberlein@buckleyking.com

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

John J. Rutter on behalf of Creditor Mentor Lumber & Supply Co. jrutter@ralaw.com
Kirk W. Roessler on behalf of Creditor Estate of Jerome T. Osborne kroessler@walterhav.com,
kballa@walterhav.com;slasalvia@walterhav.com
Maria D. Giannirakis ust06 on behalf of U.S. Trustee United States Trustee
maria.d.giannirakis@usdoj.gov
Matthew H. Matheney on behalf of Creditor First National Bank of Pennsylvania
mmatheney@bdblawn.com, bhajduk@bdblawn.com
Michael J. Sikora, III on behalf of Creditor Chicago Title Insurance Company
msikora@sikoralaw.com, aarasmith@sikoralaw.com;mtroha@sikoralaw.com
Michael S. Tucker on behalf of Creditor Citizens Bank, N.A. mtucker@ulmer.com
Nathaniel R. Sinn on behalf of Creditor First National Bank of Pennsylvania nsinn@bdblawn.com,
kslatinsky@bdblawn.com
Rachel L. Steinlage on behalf of Interested Party Zachary B Burkons rsteinlage@meyersroman.com,
jray@meyersroman.com;mnowak@meyersroman.com
Robert D. Barr on behalf of Creditor Chicago Title Insurance Company rbarr@koehler.law,
rbarr@koehler.law
Scott R. Belhorn ust35 on behalf of U.S. Trustee United States Trustee
Scott.R.Belhorn@usdoj.gov
Stephen R. Franks on behalf of Creditor Bank of America, N.A. amps@manleydeas.com
Timothy P. Palmer on behalf of Creditor The Huntington National Bank timothy.palmer@bipc.com,
donna.curcio@bipc.com

TOTAL: 21

The court incorporates by reference in this paragraph and adopts as the findings and orders of this court the document set forth below. This document was signed electronically on June 4, 2018, which may be different from its entry on the record.

IT IS SO ORDERED.

Dated: June 4, 2018



ENTERED UNDER ADMINISTRATIVE
ORDER NO. 02-10: TERESA D. UNDERWOOD,
CLERK OF COURT

BY: /s/ Michael Gaughan

Deputy Clerk

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF OHIO
EASTERN DIVISION

IN RE)	CASE NO. 17-17361
)	
RICHARD M. OSBORNE,)	CHAPTER 11
)	
DEBTOR)	JUDGE ARTHUR I. HARRIS

**ORDER AUTHORIZING EXAMINATION OF LAKE COUNTY
TITLE, LLC PURSUANT TO RULE 2004(a) OF THE FEDERAL
RULES OF BANKRUPTCY PROCEDURE**

This matter is before the Court on the Motion of Chicago Title Insurance Company (“Chicago Title”) for an Order of this Court authorizing and directing the examination of Lake County Title, LLC (“Lake County Title”) under Rule 2004 of the Federal Rules of Bankruptcy Procedure (the “Motion”), and the averments in the Motion.

IT APPEARING to the Court that it would be in the best interest of the within estate to authorize counsel for Chicago Title to proceed with the examination of Lake County Title under or by virtue of the authority granted in Rule 2004 of the Federal Rules of Bankruptcy Procedure.

IT IS THEREFORE ORDERED that Lake County Title is hereby ordered and directed to produce the following documents and items pursuant to Rule 2004 of the Federal Rules of Bankruptcy Procedure:

(1) Information and/or documentation concerning transactions Lake County Title has handled that have in any way involved the Debtor, Richard M. Osborne, since December 17, 2017.

(2) Information and/or documentation concerning transactions Lake County Title has handled that have in any way involved any entity in which the Debtor has an interest, including but not necessarily limited to the entities listed in Debtor's Bankruptcy Schedules and/or Amended Bankruptcy Schedules since December 17, 2017.

(3) Any and all information and/or documentation concerning any interest the Debtor, Richard M. Osborne, has in Lake County Title.

(4) Any information and/or documentation regarding money, compensation, profits, proceeds, and/or remuneration paid to the Debtor, Richard M. Osborne, since December 17, 2017.

(5) Information and/or documentation concerning any funds paid, remitted, and/or tendered to any entity in which the Debtor, Richard M. Osborne, has an interest, including but not necessarily limited to the entities listed in Debtor's Bankruptcy Schedules and/or Amended Bankruptcy Schedules, since December 17, 2017.

IT IS FURTHER ORDERED that Lake County Title shall produce the above documents and items on or before June 27, 2018, at the Office of Michael J. Sikora III, Sikora Law LLC, 737 Bolivar Road, Suite 270, Cleveland, Ohio 44115.

IT IS FURTHER ORDERED that an Officer Lake County Title with knowledge of the above matters shall appear for examination on July 6, 2018, at 10:00 a.m. EST, at the Office of Michael J. Sikora III, Sikora Law LLC, 737 Bolivar Road, Suite 270, Cleveland, Ohio 44115.

#

Order Submitted By:

/s/ Robert D. Barr
Robert D. Barr (#0067121)
KOEHLER FITZGERALD LLC
1111 Superior Avenue East, Suite 2500
Cleveland, Ohio 44114
Phone: (216) 744-2739
Fax: (216) 916-4369
Email: rbarr@koehler.law

Co-Counsel for Chicago Title Insurance Company

Service List

To be served via the Court's Electronic Case Filing System on these entities and individuals who are listed on the Court's Electronic Mail Notice List:

Adam S. Baker, on behalf of Michael E. Osborne, Sr., at abakerlaw@sbcglobal.net

Robert D. Barr, Attorney for Chicago Title Insurance Company, at rbarr@koehler.law

Michael J. Sikora, III, Attorney for Chicago Title Insurance Company, at
msikora@sikoralaw.com

Michael S. Tucker, Attorney for Citizens Bank, N.A., at mtucker@ulmer.com

Christopher J. Klym, Attorney for Ohio Department of Taxation, at bk@hhkwlaw.com

Matthew H. Matheney, Attorney for First National Bank of Pennsylvania, at
mmatheney@bdbl.com

Timothy P. Palmer, Attorney for The Huntington National Bank, at
timothy.palmer@bipc.com

John J. Rutter, Attorney for Mentor Lumber & Supply Co., at jrutter@ralaw.com

Frederic P. Schwieg, Attorney for Richard M. Osborne, at fschwieg@schwieglaw.com

Jeffrey C. Toole, Attorney for Zachary B. Burkons, at toole@buckleyking.com

Maria D. Giannirakis ust06, United States Trustee, at maria.d.giannirakis@usdoj.gov

Scott R. Belhorn ust35, United States Trustee, at Scott.R.Belhorn@usdoj.gov

Gregory P. Amend, Attorney for First National Bank of Pennsylvania, at gamend@bdblaw.com

Nathaniel R. Sinn, Attorney for First National Bank of Pennsylvania, at nsinn@bdblaw.com

Alison L. Archer, Attorney for Lakeland Community College, at alison.archer@ohioattorneygeneral.com

David T. Brady, Attorney for Tax Ease Ohio, LLC, at DBrady@Sandhu-Law.com

Andrew M. Tomko, Attorney for Tax Ease Ohio, LLC, at atomko@sandhu-law.com

AND, by regular U.S. mail, postage prepaid, to the following:

Richard M. Osborne
7265 Markell Road
Waite Hill, Ohio 44094

Lake County Title, LLC
Attention: Thomas R. Flenner, President
306 High Street
Fairport Harbor, Ohio 44077